

SECTION 6: ALTERNATIVES TO THE PROPOSED PROJECT

6.1 - Introduction

Section 15126.6 of the State CEQA Guidelines mandates that an EIR: (i) describe a range of reasonable alternatives to the project which would feasibly attain most of the basic project objectives but would avoid or substantially lessen any of the significant impacts of the project, and (ii) evaluate the comparative merits of the alternatives to the project. Based on the project and cumulative impact findings presented in Section 5 of this Draft EIR, this section focuses on alternatives to the Marina Park project that are capable of avoiding or substantially lessening any significant adverse impacts associated with the proposed project - even if these alternative would to some degree impede attainment of project objectives or be more costly. The alternatives may result in impacts that would not result from the proposed project.

Case law suggests that discussion of alternatives need not be exhaustive, and that alternatives be subject to reasonable construction. CEQA Guidelines Section 15126(d)(3) states that impacts of the alternatives may be discussed “in less detail than the significant effects of the project as proposed.”

The alternatives considered within this Draft EIR focused on alternatives that would reduce potential long-term impacts associated with water quality within the proposed marina and the loss of intertidal sandy habitat because these were the only two significant long-term impacts that would result with the implementation of the proposed project. Both of these impacts would be reduced to less than significant after the implementation of the recommended mitigation measures. The remaining long-term impacts of the proposed project were found to be less than significant or not an impact. The proposed project would result in various short-term construction impacts; however, alternatives were not formulated to specifically reduce these short-term impacts. The Draft EIR evaluates the following three alternatives:

- No Project/No Development Alternative
- The Reduced Marina Alternative
- The No Marina Alternative

An Environmentally Superior Alternative will be selected from among the alternatives evaluated in this Draft EIR. An alternative that is environmentally superior will result in the fewest or least significant environmental impacts and will achieve the project objectives of the planning effort.

As stated in Section 3, Project Description, of this Draft EIR, the project objectives are to:

- Complement efforts to revitalize Balboa Village and enhance other commercial areas on the Peninsula;

- Redevelop the site with land uses that are consistent with, and permitted by, the legal restrictions on the use of tidelands.
- Reduce the current and anticipated future deficit between tideland revenue and tideland expenditures.
- Provide additional general fund revenue that will help the City maintain or enhance the high level of public safety and municipal services provided to Newport Beach residents.
- Enhance public access and community facilities on the site without any expenditure of tax revenue and without any fiscal impact on the Girl Scouts and other users.
- Ensure that site redevelopment does not generate noise, glare or traffic that could adversely impact the residents in the vicinity or the American Legion Post 291 adjacent to the site.
- Provide for additional marine-related facilities that can be used by coastal visitors for sailing and boating.

Following is an evaluation of each of the alternatives to the proposed project.

6.2 - No Project/No Development Alternative

6.2.1 - Description

Under the No Project/No Development Alternative (No Project Alternative), the entire Project site would remain unchanged and no new development would occur onsite. In general, the Project area that includes the existing mobile home park, community center, Girl Scout House, and recreational facilities would continue to exist as is. The purpose and rationale of selecting this no project alternative was to comply with CEQA Guideline section 15126.6(e) and allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.

6.2.2 - Impact Analysis

The No Project Alternative would result in no additional environmental impacts compared to the proposed project. This alternative would not create potential significant long-term water quality impacts as well as a loss of intertidal sandy habitat. In addition, this alternative would not result in significant short-term construction impacts associated with air emissions, greenhouse gas emissions, biological resources, cultural resources, geology, water quality, and noise.

6.2.3 - Conclusion

Since this alternative would have no additional environmental impacts, this alternative is considered environmentally superior to the proposed project. However, this alternative would not meet the basic objectives of the proposed project set forth in Section 3 of this Draft EIR, and therefore, is considered not feasible.

6.3 - Reduced Marina Alternative

6.3.1 - Description

This alternative includes the development of the Marina Park project with approximately one-half the size of the proposed project marina. The proposed marina under this alternative would include approximately 12 slips and encompass approximately 0.5 acre of surface water area compared to the approximately one acre of surface water area under the proposed project. The purpose of this alternative is to reduce potential significant long-term water quality impacts associated with the proposed marina. This alternative would include the Balboa Center Complex (Multi-Purpose Building and Sailing Program Building), marina services building, beach area, children's play area, tennis courts, basketball courts, and parking.

6.3.2 - Impact Analysis

Implementation of this alternative would reduce the long-term water quality impacts associated with flushing of the project marina. However, based on data provided in the Coastal Engineering Study, the use of approximately one-half of the proposed marina would still result in tidal flushing that does not meet EPA's requirements for flushing. Therefore, although there would be a reduced long-term water quality impact associated with this alternative, this impact would still be significant and require a mechanical device similar to the proposed project to adequately flush the marina. Fewer mechanical devices would be required under this alternative compared to the proposed project.

This alternative would also result in a reduction of potential significant short-term construction impacts compared to the project. This alternative would result in reduced construction impacts associated with air emissions, greenhouse gas emissions, biological resources, cultural resources, water quality, and noise.

The potential loss of intertidal sandy habitat would be the same under this alternative as the proposed project. In addition, impacts associated with aesthetics, hazards and hazardous materials, hydrology, land use and planning, public services, traffic, and utilities would be the same as the proposed project.

6.3.3 - Conclusion

The implementation of this alternative would result in the reduction of one potentially significant environmental impact compared to the proposed project and reduce many short-term construction impacts that would be associated with the proposed project. In addition, this alternative would result in the same impacts of additional environmental issues. Furthermore, this alternative would not result in a greater impact related to an environmental issue compared to the proposed project. Finally, this alternative would not provide as much of a recreational benefit in the provision of a marina for visiting vessels up to 30-days as the proposed project. In conclusion, this alternative is considered environmentally superior to the proposed project. In addition, this alternative could meet the basic objectives of the proposed project.

6.4 - No Marina Alternative

6.4.1 - Description

This alternative includes the development of the Marina Park project without the proposed project marina. Therefore, this alternative would not provide a location for visiting vessels over a 30-day period. With the implementation of this alternative, the potential significant long-term water quality impacts associated with the proposed marina would not occur. In addition, this alternative would eliminate the potential significant impacts on intertidal sandy habitat that would occur under the proposed project. This alternative would include the Balboa Center Complex (Multi-Purpose Building and Sailing Program Building), marina services building, beach area, children's play area, tennis courts, basketball courts, and parking.

6.4.2 - Impacts

Implementation of this alternative would eliminate the long-term water quality impacts associated with flushing of the project marina. In addition, the elimination of the marina would also eliminate the potential significant impacts on sandy intertidal habitat.

This alternative would also result in a reduction of potential significant short-term construction impacts compared to the project. This alternative would result in reduced construction impacts associated with air emissions, greenhouse gas emissions, biological resources, cultural resources, water quality, and noise.

The potential impacts associated with aesthetics, hazards and hazardous materials, hydrology, land use and planning, public services, traffic, and utilities would be the same as the proposed project.

6.4.3 - Conclusion

The implementation of this alternative would result in the elimination of two potentially significant environmental impact compared to the proposed project and reduce many short-term construction impacts that would be associated with the proposed project. In addition, this alternative would result in the same impacts of additional environmental issues. Furthermore, this alternative would not result in a greater impact related to an environmental issue compared to the proposed project. Finally, this alternative would not provide a recreational benefit because a much-needed City marina for visiting vessels up to 30-days would not be constructed. In conclusion, this alternative is considered environmentally superior to the proposed project. In addition, this alternative could meet the basic objectives of the proposed project.

6.5 - Environmentally Superior Alternative

Based on the above analysis, the implementation of the No Marina Alternative would be environmentally superior to the proposed project.